



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 2272m2 (approx)

Agent Comments

Comparable Properties



**195 Gembrook Launching Place Rd
LAUNCHING PLACE 3139 (REI)**

Agent Comments

 3  1  10

Price: \$462,000

Method: Private Sale

Date: 07/03/2017

Rooms: 6

Property Type: House

Land Size: 2014 sqm

4 Tarrhilla Dr LAUNCHING PLACE 3139 (VG)

Agent Comments

 3  -  -

Price: \$475,000

Method: Sale

Date: 27/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 1272 sqm



**18 Cairncroft Av LAUNCHING PLACE 3139
(REI/VG)**

Agent Comments

 3  2  2

Price: \$521,000

Method: Private Sale

Date: 24/11/2016

Rooms: 5

Property Type: House

Land Size: 2057 sqm

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Wellman Street, Launching Place Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov/underquoting

Range between \$460,000 & \$500,000

Median sale price

Median price \$512,500

House X

Suburb Launching Place

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
195 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$462,000	07/03/2017
4 Tarhilla Dr LAUNCHING PLACE 3139	\$475,000	27/12/2016
18 Cairncroft Av LAUNCHING PLACE 3139	\$521,000	24/11/2016